

## LAND FOR SALE

±0.23 ACRES OF LEVEL LAND IN CALIFORNIA CITY

9212 Susan Ave, California City, CA 93505



Sale Price

**\$21,500**

### PROPERTY HIGHLIGHTS

- ±0.23 Acres of Level Land | Secure Location
- 125' Wide By 130' Deep (10,054 SF) | Easy Access
- Seller Carry Financing Available w/ 10% Down!
- Private Setting Minutes Away From Central Park
- Paved Road Frontage Access from North & West
- Quick Access from Hacienda Blvd & Loop Dr
- North and South Bound Freeways Nearby
- Close Proximity to California City Airport

### OFFERING SUMMARY

Available SF:	10,054 SF
Lot Size:	0.23 Acres
Price / SF:	\$2.14
Zoning:	R1: Residential
Market:	California City
Submarket:	Central California City
Cross Streets:	Susan Ave & Lyn St
APN:	208-313-17-00-5

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#### PROPERTY DESCRIPTION

Stunning 0.23 acre (10,054 SF) infill lot located in central California City near many existing businesses & developments. This property features paved road frontage from the north and west the electric pole is on the north corner of the property, natural gas in place, sewer is nearby at Lyn Street 1 parcel away, peaceful walking path adjoining the neighboring parcel, & the water is at the street. Easy access from California City Blvd within 10 miles of Highway 14. Just minutes to Mojave, 28 miles to Tehachapi, 30 miles to Golden Hills, & 40 miles to Lancaster. Seller will carry loan at reasonable terms with only 10% down!

#### LOCATION DESCRIPTION

The property is located north of Irene Ave, east of Lyn St, south of Susan Ave and west of 95th St. With perfect access to California City Blvd it offers beautiful views as well as a secure and private location. California City is a city located in northern Antelope Valley in Kern County, California, United States. It is 100 miles north of the city of Los Angeles, and the population was 14,973 at the 2020 census. Covering 203.63 square miles, California City has the third-largest land area of any city in the state of California, and is the largest city by land area in California that is not a county seat.



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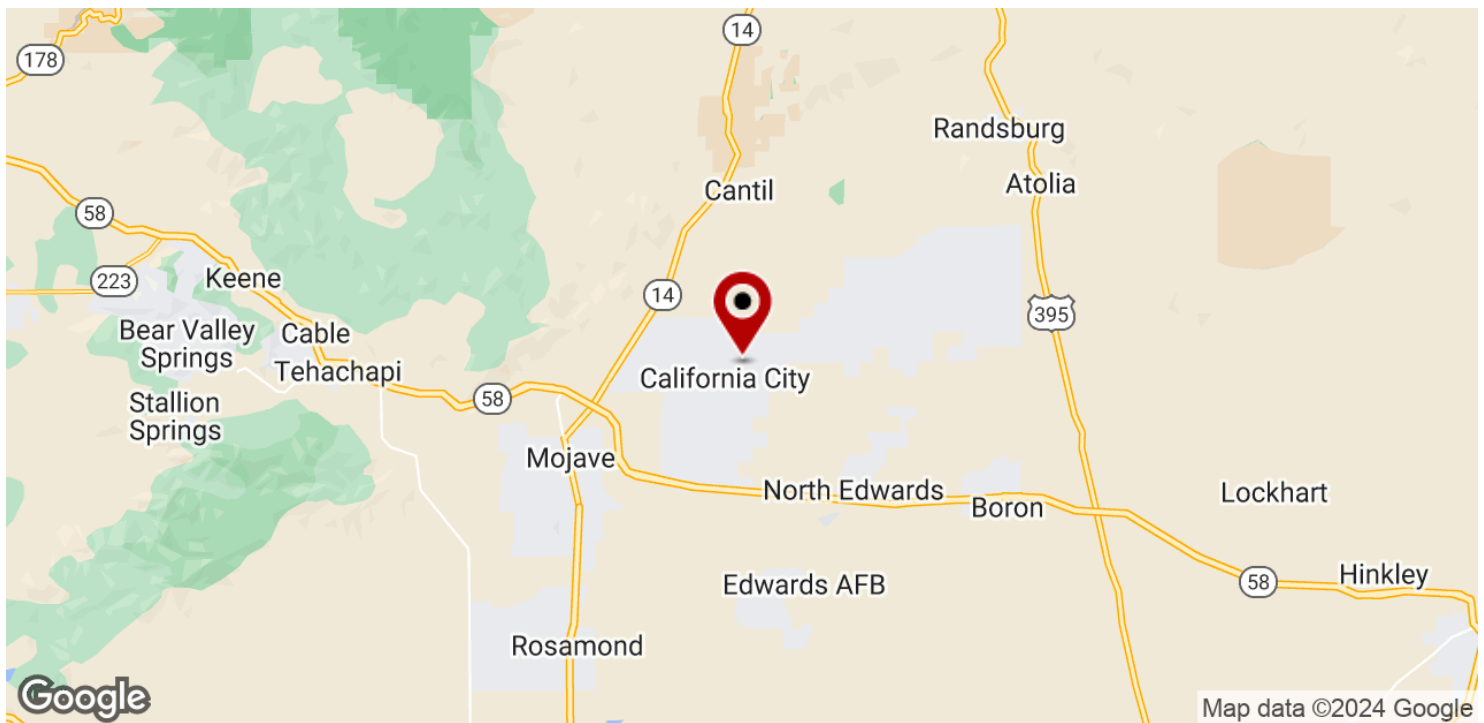
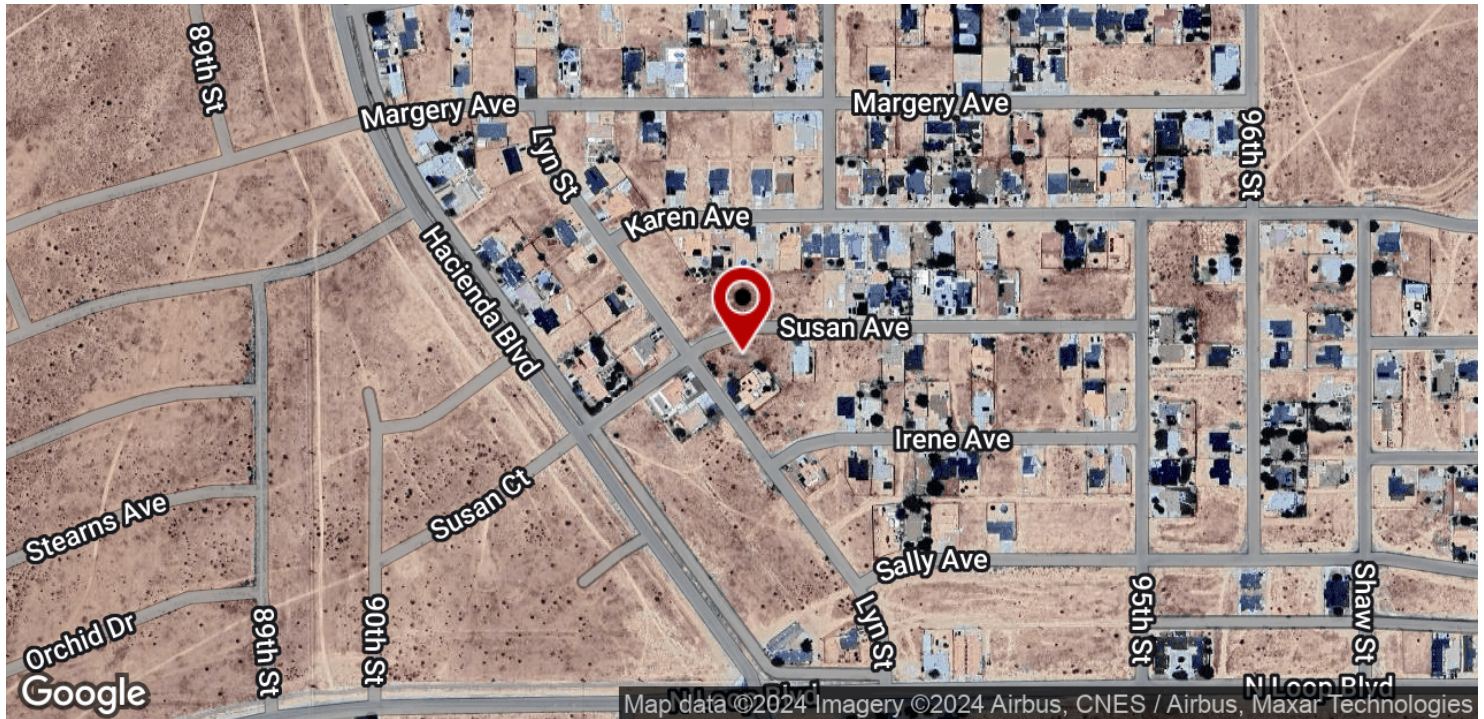
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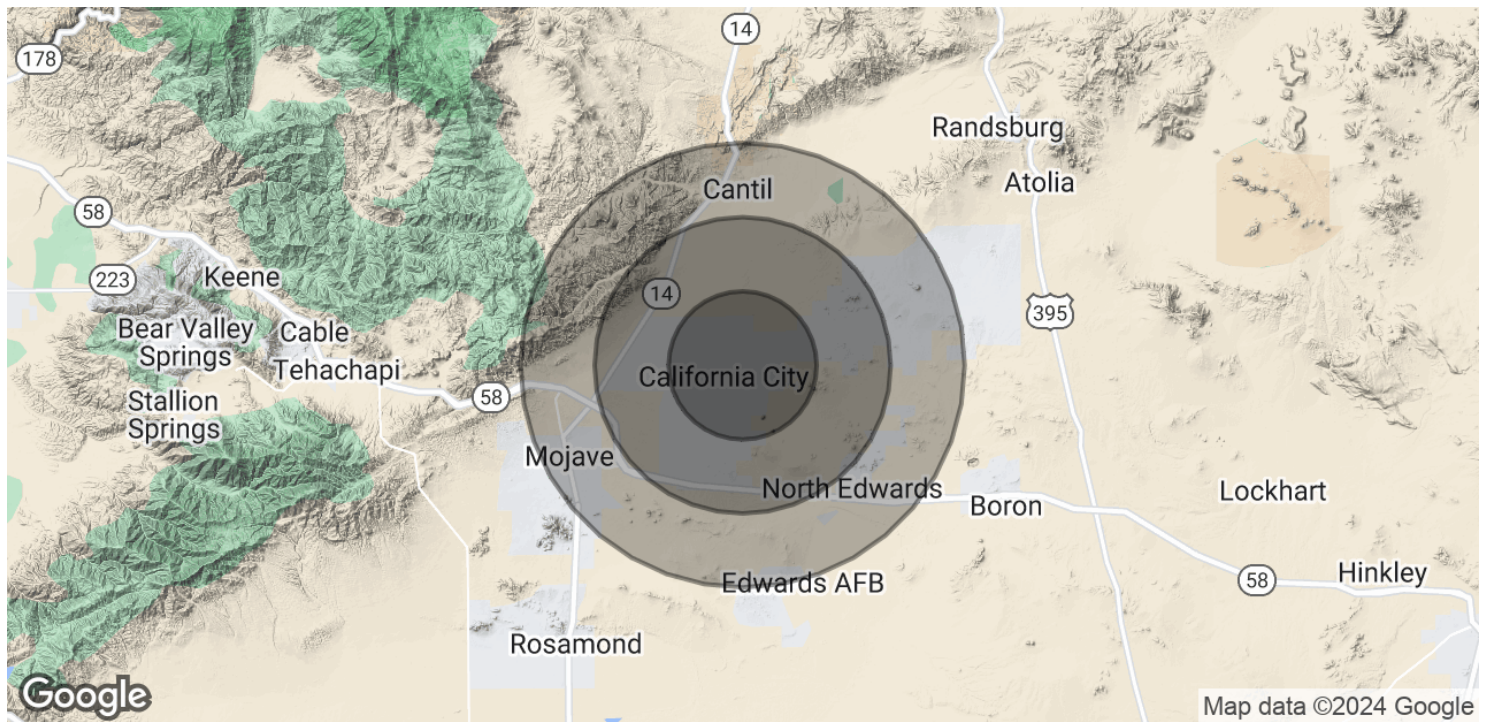
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,644	14,359	28,135
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,170	5,041	9,661
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$78,239	\$75,486	\$74,467
Average House Value	\$255,641	\$251,580	\$244,163

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	36.5%	37.4%	36.1%

Demographics data derived from AlphaMap

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